



Appeal Decision

Site visit made on 14 December 2020

by John Wilde CEng MICE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 January 2021

Appeal Ref: APP/X1165/D/20/3260619

39 Hillside Road, Blatchcombe, Paignton, Devon TQ3 3JF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Alan Jones against the decision of Torbay Council.
 - The application Ref P/2020/0324, dated 29 March 2020, was refused by notice dated 28 July 2020.
 - The development proposed is a loft conversion to bungalow and extend gable end.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area and on the host property.

Reasons

3. Hillside Road has a mixture of two storey semi-detached houses and semi-detached bungalows, with the occasional detached bungalow. All of the properties in the vicinity of the appeal dwelling, which is a semi-detached bungalow, feature hipped roofs.
4. The proposed development would result in an extension to the side of the host bungalow with the current hipped roof replaced by a gable end and a large dormer to the rear elevation.
5. The gable end would be at odds with the design of the roof shapes in the vicinity and would also destroy the symmetry of the pair of bungalows. Furthermore, the proposed dormer would extend above the existing ridge line of the bungalow and would appear as an incongruous and overtly bulky addition. The proposed development would therefore be out of keeping with the character and appearance of both the host property and the street scene in general.
6. Conflict would therefore exist with policies DE1 and DE5 of the Adopted Torbay Local Plan 2012-2030. The former requires that development should be well designed and respect the character of the built environment. The latter seeks to ensure, amongst other things, that domestic extensions do not dominate or have other adverse effects on the character or appearance of the original property or on the street scene in general. There would also be conflict with

policy PNP 1(c) of the Paignton Neighbourhood Plan which seeks to ensure, amongst other things, that development is in keeping with the surroundings, respecting scale, design and height.

7. I note that the proposed design, particularly the dormer, would allow for a better level of amenity for the current occupiers in terms of a good standard of insulation, thereby increasing the energy efficiency of the property. I also note that the property as it stands is relatively small. Mention is also made of a flat roofed single storey extension that would be allowable under permitted development rights. However, no details of this have been supplied. Overall, none of these factors outweighs the harm to the character and appearance of the area and the host property that has been identified.

Conclusion

8. Therefore, for the above reasons, and having taken into account all other matters raised, I conclude that the appeal should be dismissed.

John Wilde

INSPECTOR